

City of Renton Comprehensive Plan – Land Use Element

Policies relevant to 2007-M-02: Rainier Avenue

RESIDENTIAL MEDIUM DENSITY LAND USE DESIGNATION

Purpose Statement: The Residential Medium Density designation is intended to create the opportunity for neighborhoods that offer a variety of lot sizes, housing, and ownership options.

Residential Medium Density neighborhoods should include a variety of unit types designed to incorporate features from both single-family and multi-family developments, support cost-efficient housing, facilitate infill development, encourage use of transit service, and promote the efficient use of urban services and infrastructure.

Objective LU-GG: Designate land for Residential Medium Density (RMD) where access, topography and adjacent land uses create conditions appropriate for a variety of unit types designed to incorporate features from both single-family and multi-family developments, and to support cost-efficient housing, infill development, transit service, and the efficient use of urban services and infrastructure.

Policy LU-157. Residential Medium Density designated areas should be zoned for either Residential 10 dwelling units per net acre (R-10), Residential 14 dwelling units per net acre (R-14), or new zoning designations that allow housing in this density range.

Policy LU-158. Residential Medium Density neighborhoods may be considered for Residential 10 (R-10) zoning if they meet three of the following criteria:

- 1) The area already has a mix of small-scale multi-family units or has had long standing zoning for flats or other low-density multi-family use;
- 2) Development patterns conducive to medium-density development are established;
- 3) Vacant lots exist or parcels have redevelopment potential for medium-density infill development;
- 4) The project site is adjacent to major arterial(s) and public transit service is located within ¼ mile;
- 5) The site can be buffered from existing single-family residential neighborhoods having densities of eight (8) dwelling units or less; or
- 6) The site can be buffered from adjacent or abutting incompatible uses.

Policy LU-159. Areas may be considered for Residential 14 (R-14) zoning where the site meets the following criteria:

- 1) Adjacent to major arterial(s);
- 2) Adjacent to the Urban Center, Highlands Center Village, or Commercial Corridor designations;
- 3) Part of a designation totaling over 20 acres (acreage may be in separate ownership);
- 4) Site is buffered from single-family areas or other existing, potentially incompatible uses; and

- 5) Development within the density range and of similar unit type is achievable given environmental constraints.

Policy LU-160. Support projects that create neighborhoods with diverse housing types that achieve continuity through the organization of roads, sidewalks, blocks, setbacks, community gathering places, and amenity features.

Policy LU-161. Support residential development incorporating a hierarchy of streets. Street networks should connect through the development to existing streets, avoid “cul-de-sac” or dead end streets, and be arranged in a grid street pattern (or a flexible grid street system if there are environmental constraints).

Policy LU-162. Development densities in the Residential Medium Density designation area should range from seven (7) to eighteen (18) dwelling units per net acre, as specified by implementing zoning.

Policy LU-163. For attached or semi-attached development in the R-14 zoned portions of the Residential Medium Density designation, a bonus density of four (4) additional dwelling units per acre should be available, subject to Density Bonus Review and other applicable development conditions.

Policy LU-164. When a minimum density is applicable, the minimum development density in the Residential Medium Density designation should be four (4) dwelling units per net acre.

COMMERCIAL CORRIDOR LAND USE DESIGNATION

Purpose Statement: The Commercial Corridor district is characterized by concentrated, pre-existing commercial activity, primarily in a linear urban form, that provides necessary goods and services for daily living, accessible to near-by neighborhoods, serving a sub-regional market and accommodating large volumes of traffic.

It is the intention of City objectives and policies that Commercial Corridor areas evolve from “strip commercial” linear business districts to business areas characterized by enhanced site planning incorporating efficient parking lot design, coordinated access, amenities, and boulevard treatment. Commercial Corridor areas may include designated districts including concentrations of specialized uses such as the Auto Mall, or features such as transit stops and a combination of businesses creating a focal point of pedestrian activity and visual interest.

Commercial Corridor areas are characterized by medium intensity levels of activity. It is anticipated, however, that intensity levels in these areas will increase over time as development of vacant space occurs, increased land value makes redevelopment feasible, and land is used more efficiently. In these districts, provision of pedestrian amenities is encouraged, as are opportunities to link adjacent uses and neighborhoods.

Objective LU-DDD: The Commercial Corridor land use designation should include:

- 1) Established commercial and office areas;
- 2) Developments located on large parcels of land;
- 3) Projects that may be highly visible from principal arterials;
- 4) Uses dependent upon or benefiting from high-volume traffic;

- 5) Uses that provide significant employment; and
- 6) Businesses that provide necessary or desirable goods and services to the larger community.

Policy LU-333. The Commercial Corridor Land Use designation should be mapped in areas with the following characteristics:

- 1) Located on, and having access to, streets classified as principal arterials;
- 2) High traffic volumes; or
- 3) Land use pattern characterized by strip commercial development, shopping centers, or office parks.

Policy LU-334. The Commercial Corridor designation should be implemented through Commercial Arterial, Commercial Office, or Light Industrial zoning.

Policy LU-335. Increased demand for commercial uses should be accommodated primarily through redevelopment and intensification of existing business area designations rather than expansion of those areas.

Objective LU-EEE: Create opportunities for development and re-development of land in portions of the Commercial Corridor designation for general business and service uses. These include a wide range of restaurant, small-scale to big-box retail, offices, auto dealers, light industrial, and residential uses.

Policy LU-336. Portions of the Commercial Corridor designation appropriate for a wide range of uses catering to low and medium intensity office, service, and retail uses should be mapped with Commercial Arterial zoning.

Policy LU-337. Areas that should be considered for Commercial Arterial zoning should meet the following criteria:

- 1) The corridor is served by transit or has transit within one-quarter mile;
- 2) A historical strip commercial urban development pattern predominates;
- 3) Large, surface parking lots exist;
- 4) Primary development on the site is located at rear portions of the property with parking in front of the buildings;
- 5) Parcel size and configuration typically is defined by a larger parcel fronting the arterial street with multiple buildings and businesses; and
- 6) The corridor exhibits long block lengths and/or an incomplete grid street network.

Policy LU-338. Commercial Arterial zoned areas should include an opportunity for residential uses and office as part of mixed-use development.

Objective LU-FFF: Create opportunities for intensive office uses in portions of Commercial Corridor designations including a wide range of business, financial, and professional services supported by service and commercial/retail activities.

Policy LU-339. Areas of the City identified for intensive office use may be mapped with Commercial Office implementing zoning when site is developed, historically used for office, or the site meets the following criteria:

- 1) Site is located contiguous to an existing or planned transit route;
- 2) Large parcel size;

- 3) High visibility; and
- 4) Opportunities for views.

Policy LU-340. Small-scale medical uses associated with major institutions should be located in the portions of Commercial Corridor designated areas with Commercial Office zoning, in the Urban Center, or in the Employment Area – Valley.

Policy LU-341. Retirement centers that have a medical facility as a component of the services offered should be located in areas of the Commercial Corridor that have Commercial Office zoning.

Policy LU-342. Medium and high intensity office should be encouraged as the primary use in Commercial Office zoned areas.

Policy LU-343. Retail and services should support the primary office use in areas identified for Commercial Office zoning, and should be located on the ground floor of office and parking structures.

Policy LU-344. In the Commercial Office zone, high-rise office development should be limited to ten (10) stories. Fifteen (15) stories may be obtained through a height bonus system.

Policy LU-345. Height bonuses of five (5) stories may be allowed for office buildings in designated areas of the Commercial Office zone, under appropriate conditions, where sites provide additional public benefits such as plazas, parks, exceptional landscaping, and/or public art.

Objective LU-GGG: Guide redevelopment of land in the Commercial Corridor designation with Commercial Arterial zoning, from the existing strip commercial forms into more concentrated forms, in which structures and parking evolve from the existing suburban form, to more efficient urban configurations with cohesive site planning.

Policy LU-346. Support the redevelopment of commercial business districts located along principal arterials in the City.

Policy LU-347. Implement development standards that encourage lively, attractive, medium to high-density commercial areas.

Policy LU-348. Encourage consolidation of individual parcels to maximize flexibility of site design and reduce access points.

Policy LU-349. Support development plans incorporating the following features:

- 1) Shared access points and fewer curb cuts;
- 2) Internal circulation among adjacent parcels;
- 3) Shared parking facilities;
- 4) Allowance for future transition to structured parking facilities;
- 5) Centralized signage;
- 6) Unified development concepts; and
- 7) Landscaping and streetscape that softens visual impacts.

Policy LU-350. New development in Commercial Corridor designated areas should be encouraged to implement uniform site standards, including:

- 1) Minimum lot depth of 200 feet;
- 2) Maximum height of ten (10) stories within office zoned designations;
- 3) Parking preferably at the rear of the building, or on the side as a second choice;
- 4) Setbacks that would allow incorporating a landscape buffer;
- 5) Front setback without frontage street or driveway between building and sidewalk;
and
- 6) Common signage and lighting system.

Policy LU-351. Identify and map activity nodes located along principal arterials that are the foundation of the Corridors, and guide the development or redevelopment of these nodes as activity areas for the larger corridors so that they enhance their function.

Policy LU-352. Development within defined activity nodes should be subject to additional design guidelines as delineated in the development standards.

Policy LU-353. Structures at Commercial Corridor intersections should not be set back from the street and sidewalk so as to allow vehicular circulation or parking to be located between the sidewalk and the building.

Policy LU-354. Commercial Corridor intersections frequented by pedestrians, due to the nature of nearby uses or transit stops, should feature sidewalk pavement increased to form pedestrian corners and include pedestrian amenities, signage, and special design treatment that would make them identifiable as activity areas for the larger corridor.

Policy LU-355. Parking at designated intersections should be in back of structures and not located between structures and the sidewalk or street.

Policy LU-356. Structures in Commercial Corridor areas that front sidewalks abutting the principal arterial or are located at activity nodes should be eligible for a height bonus and therefore may exceed the maximum allowable height in the district.

Policy LU-357. Public amenity features (e.g. plazas, recreation areas) should be encouraged as part of new development or redevelopment.

Policy LU-358. Parking areas should be landscaped (including street trees, buffers, berms), especially along roadways, to reduce visual impacts.

Rainier Avenue Corridor

Discussion: The Rainier Avenue Corridor is one of the most commercially viable areas of the City. Redevelopment of infrastructure and businesses in the Rainier Corridor would present the opportunity to strengthen the transition between the Corridor, a major transportation route through the west part of the City, and the Urban Center. Changes of this nature could increase the economic vitality of Renton's Downtown.

Objective LU-RRR: A special commercial area should be designated along Rainier Avenue. The purpose of this area would be to enhance the commercial environment to increase revenue of local businesses and the City's tax base.

Policy LU-393. Within the Rainier Avenue Corridor, the "Business District" should be bounded by properties directly north of S. 2nd Street on the north and the Houser railroad trestle on the south where it abuts the Auto Mall District.

Policy LU-394. The policies of the Commercial Corridor designation and the Rainier Avenue Corridor Business District should be implemented by Commercial Arterial (CA) zoning.

Policy LU-395. Uses in the Rainier Avenue Corridor should be primarily retail-oriented, and may have an emphasis on providing goods on a high-volume, vehicle-accessed basis, but should also provide high-quality and specialty goods.

Objective LU-SSS: Due to the nature of the retail core business in the Rainier Avenue Corridor, vehicular access and egress safety should be a primary consideration.

Policy LU-396. In the Rainier Avenue Corridor access points to businesses fronting the principal arterial should be consolidated if at all possible and curb cuts reduced wherever feasible.

Policy LU-397. Business signs in the Rainier Avenue Corridor should be uniform in size, content, and location to reduce visual clutter. Monument signs are the preferred type.

Policy LU-398. New billboard signs should be disallowed in the Rainier Avenue Corridor Business District due to the large scale of the signs in relation to the scale of the district. Existing signs should be well maintained so that visual impact is reduced.

Objective LU-TTT: The Rainier Avenue Corridor Business District should be enhanced to improve efficiency, safety and attractiveness to both potential shoppers and pedestrians using the public transportation system.

Policy LU-399. In the Rainier Avenue Corridor Business District, due to significant pedestrian use of the intersections of Rainier Avenue and Sunset Boulevard/South Third Street, Rainier Avenue and South Third Place, and Rainier Avenue and South Fourth Street, sidewalk widths at these locations should be increased to create pedestrian corners whenever redevelopment occurs. Pavement should be increased for added pedestrian safety.

Policy LU-400. On corners having high-volume pedestrian traffic, the paved sidewalk area should be increased in size. This may require a larger building setback at the corners of buildings when building facades abut the sidewalk.

Policy LU-401. Pedestrian corners should include urban street furniture such as benches, an information kiosk, and a trash receptacle.

Policy LU-402. Rainier Avenue should be improved with landscaped median and additional street trees to improve safety and appearance.

Policy LU-403. Property owners and business owners should be encouraged to provide awnings or other weather protection on facades of buildings fronting sidewalks.

Objective LU-UUU: The Rainier Avenue Corridor Business District is one of the busiest arterials in the City and is located as a gateway to the City from both the south and north. The design, function, and configuration of the District should reflect its status as a key gateway.

Policy LU-404. The Rainier Avenue Corridor should feature gateway elements to the extent made possible by redevelopment.

Policy LU-405. Signage in the Rainier Avenue Corridor Business District should include high quality City directional signs to the Urban Center, City Hall, IKEA Performing Arts Center, Piazza Park, City parking garage, library, museum, and other prominent public destinations.